

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Emu Lane, Parkville Vic 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$775,000

&

\$825,000

Median sale price

Median price \$1,295,000

Property Type Townhouse

Suburb Parkville

Period - From 14/08/2025

to

13/08/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14/1 Villiers St NORTH MELBOURNE 3051	\$790,000	26/06/2026
2	4/430 Brunswick Rd BRUNSWICK WEST 3055	\$799,000	22/05/2026
3	4/32 Centennial Av BRUNSWICK WEST 3055	\$829,000	05/05/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/08/2026 16:04

Adam Hicks

8378 0500

0438 066 259

adamhicks@jellisrcraig.com.au

Indicative Selling Price

\$775,000 - \$825,000

Median Townhouse Price

14/08/2025 - 13/08/2026: \$1,295,000



2 1 1

Property Type: House

Agent Comments

Two bedroom townhouse, one bathroom and one car garage

Comparable Properties



14/1 Villiers St NORTH MELBOURNE 3051 (REI)

2 2 2

Price: \$790,000

Method: Private Sale

Date: 26/06/2026

Property Type: Townhouse (Single)

Agent Comments

Similar accommodation (one more bathroom) and internal condition



4/430 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)

2 1 2

Price: \$799,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Single)

Agent Comments

Same accommodation and similar internal condition



4/32 Centennial Av BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$829,000

Method: Private Sale

Date: 05/05/2026

Property Type: Townhouse (Single)

Land Size: 108 sqm approx

Agent Comments

Same accommodation and similar internal condition

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555